



PLANNING COMMISSION AGENDA

ROJELIO VASQUEZ, Chair

Commission Members
LORI CHERRY
NAT DIBUDUO
JAIME HOLT
HAL KISSLER
SEROP TOROSSIAN
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

March 1, 2006

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes – Meeting Minutes of June 1 and June 15, 2005
- B. Communications
 - 1. Notice of approval by the Planning and Development Department Director, in accordance with Section 12-1005.2 of the Fresno Municipal Code, of a Revised Tentative Map of Tract No. 5313, a 75-lot single family residential subdivision.
 - 2. Notice of approval by the Planning and Development Department Director, in accordance with Section 12-1005.2 of the Fresno Municipal Code, of a Revised Tentative Map of Tract No. 5374, a 96-lot single family residential subdivision.
 - 3. Notice of approval by the Planning and Development Department Director, in accordance with Section 12-1005.2 of the Fresno Municipal Code, of a Revised Tentative Map of Tract No. 5357, a 199-lot single family residential subdivision.
 - 4. Notice of approval by the Planning and Development Department Director, in accordance with Section 12-1005.2 of the Fresno Municipal Code, of a Revised Tentative Map of Tract No. 5316, a 254-lot single family residential subdivision.
 - 5. Notice of approval by the Planning and Development Department Director, in accordance with Section 12-1005.2 of the Fresno Municipal Code, of a Revised Tentative Map of Tract No. 5338, a 123-lot single family residential subdivision.
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Consideration of Vesting Tentative Tract Map No. 5268/UGM, Conditional Use Permit Application No. C-05-247, and environmental findings, filed by Copper River Ranch, pertaining to approximately 60 gross acres of property bound by Copper Avenue, Friant Road, and Willow Avenue. ***(Continued from meeting of February 22, 2006.)***
1. Addendum to Environmental Assessment No. C-04-153/T-5205, which proposes that the Mitigated Negative Declaration approved for Vesting Tentative Tract Map No. 5205/UGM and Conditional Use Permit Application No. C-04-153 be reaffirmed as the environmental finding for Vesting Tentative Tract Map No. 5268/UGM and Conditional Use Permit Application No. C-05-247.
 2. Vesting Tentative Tract Map No. 5268/UGM proposes to subdivide the subject property into a 381-lot single family residential planned development subdivision with 6 outlots for private streets, landscaping, and community trails for property zoned R-1/UGM (*Single Family Residential/Urban Growth Management*).
 3. Conditional Use Permit Application No. C-05-247 proposes reduction in front, side, and rear yard setbacks together with the establishment of private streets and gated entries.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Mike Sanchez
 - Staff Recommendation: Approve
 - May be considered by City Council

VIII. NEW MATTERS

- A. Consider adopting a resolution relating to the approval and adoption of amendments to the Chinatown Expanded Community Redevelopment Plan that does the following:
1. Recommends that the City Council and the Fresno Redevelopment Agency Board approve the Mitigated Negative Declaration environmental finding for Environmental Assessment No. RDA-2005-05 dated January 12, 2006.
 2. Finds that the Chinatown Expanded Redevelopment Plan, as proposed to be amended, is consistent with the Fresno General Plan including, but not limited to, the Housing Element of the 2025 Fresno General Plan.
 3. Recommends that the Council adopt an ordinance approving the proposed 2006 plan amendments to the Chinatown Expanded Community Redevelopment Plan.
 - Chinatown Expanded Redevelopment Project Area
 - Central Area Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Jerry Freeman
 - Staff Recommendation: Approve
 - Will be considered by City Council

VIII. NEW MATTERS - Continued

- B. Consideration of Rezone Application No. R-05-01, Conditional Use Permit Application No. C-05-16, and environmental findings, filed by Anthony Pings on behalf of Wei-Shing Su, pertaining to approximately 4 acres of property located on the northwest corner of East Herndon Avenue Frontage and North Orchard Street.
1. Environmental Assessment No. R-05-01/C-05-16, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-01 proposes to rezone the subject property from the R-A/UGM (*Single Family Residential Agricultural/Urban Growth Management*) zone district to the C-P/EA/UGM (*Administrative and Professional Office/Expressway Area Overlay/Urban Growth Management*) zone district.
 3. Conditional Use Permit Application No. C-05-16 proposes the construction of two three-story medical and general office buildings on the 4 acre project site.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)
- C. Consideration of Rezone Application No. R-05-28, Vesting Tentative Tract Map No. 5527/UGM, and environmental findings, filed by John Allen on behalf of Image Homes, Inc., pertaining to approximately 4.80 acres of property located on the east side of North Cecelia Avenue between West Sierra and West Ellery Avenues.
1. Environmental Assessment No. R-05-28/T-5527, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-28 proposes to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5527/UGM proposes to subdivide the subject property into a 12-lot single family residential subdivision and installation of related public facilities and infrastructure.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Robert Berend
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map
 - Will be considered by City Council (Rezone Application only)

VIII. NEW MATTERS - Continued

- D. Consideration of Rezone Application No. R-05-40, Vesting Tentative Tract Map No. 5479/UGM, and environmental findings, filed by subdivider Lafferty Homes, Inc., and property owners Robert Dominguez, Margaret C. Dominguez, Rhonda Walk, and Harry and Dorothy Paul, pertaining to 25.35± acres of property located southeast of the corner of West Dakota and North Cornelia Avenues. The project also includes the detachment of the subject property from the North Central Fire Protection District and Kings River Conservation District for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency.
1. Environmental Assessment No. T-5479/R-05-40, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-40 proposes to rezone the subject property from the AL-20 (*Limited Agricultural, 20-Acre Minimum Parcel Size, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5479/UGM proposes to subdivide the subject property with up to 122 single family residential lots with at least one outlot for open space.
 - West Area Community Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map
 - Will be considered by City Council (Rezone Application only)
- E. Consideration of Rezone Application No. R-05-101, and environmental findings, filed by Yamabe and Horn Engineering, Inc., on behalf of Lennar Homes, Inc., pertaining to approximately 2.13 acres of property located on the east side of North Cornelia Avenue between West Clinton and West Shields Avenues. The project also includes the detachment of the subject property from the North Central Fire Protection District and Kings River Conservation District for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency.
1. Environmental Assessment No. R-05-101/TPM-2005-18, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-101 proposes to rezone the subject property from the R-R (*Rural Residential, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 - West Area Community Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Recommend Approval of the Rezone Application
 - Will be considered by City Council

VIII. NEW MATTERS - Continued

- F. Consideration of Rezone Application No. R-05-110, and environmental findings, filed by David D. Chinn on behalf of K.J. Worldwide Investments, Inc., pertaining to approximately 0.07 acre of property located on the southerly corner of the intersection of San Benito and E Streets.
1. Environmental Assessment No. R-05-110, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-110 proposes to rezone the subject property from the C-5 (*General Commercial*) zone district to the R-3 (*Medium Density Multiple Family Residential*) zone district.
 - Chinatown Expanded Redevelopment Project Area
 - Central Area Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Will Tackett
 - Staff Recommendation: Recommend Approval of the Rezone Application
 - Will be considered by City Council

IX. REPORT BY SECRETARY

- A. Ongoing discussion and direction on single family residential project design guidelines
- B. Ongoing discussion and direction regarding public street infrastructure in the West Area Community Plan area

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT